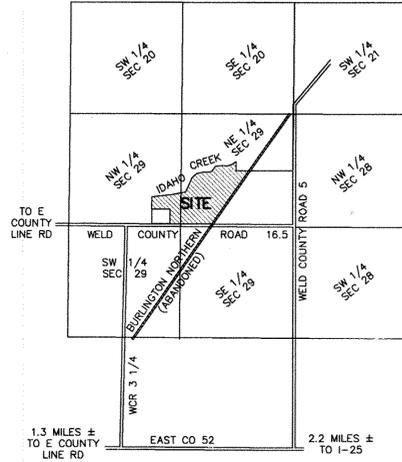


FINAL PLAT
HAUCK PRESERVE MINOR SUBDIVISION
 TO THE TOWN OF FREDERICK, COLORADO
 LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:
 KNOW ALL MEN BY THESE PRESENTS THAT HAUCK PRESERVE AT IDAHO CREEK, LLC, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON AND HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES OF PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.



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 1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

LAND USE TABLE:

Lots 1-6	9.264 Acres
Outlots	27.355 Acres
Total Minor sub Acreage	36.619 Acres

CONSULTANTS:
 INTEGRAL SURVEYING, INC.
 P.O. Box 930, Erie, CO 80516

 BROWN CIVIL ENGINEERING
 990 S. Public Road, Suite 2B, Lafayette,
 Colorado 80026 Phone: (303) 551-8910

OWNER:
 HAUCK PRESERVE AT IDAHO CREEK LLC
 1435 Weld County Road 16.5
 Longmont, CO 80504

PART OF LOT B, AMRE-3107, SITUATED IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT B, AMRE-3107; THENCE N89°40'23"W ALONG THE SOUTH LINE OF SAID LOT B A DISTANCE OF 2895.51 FEET TO THE SOUTHEAST CORNER OF RE-4593; THENCE N00°28'40"W ALONG THE EAST LINE OF SAID RE-4593 A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT B THE FOLLOWING EIGHTEEN (18) COURSES: (1) S89°32'41"W A DISTANCE OF 470.10 FEET; (2) N00°28'40"W A DISTANCE OF 109.64 FEET; (3) N02°37'52"E A DISTANCE OF 139.80 FEET; (4) N83°46'03"E A DISTANCE OF 443.82 FEET; (5) N79°42'52"E A DISTANCE OF 364.50 FEET; (6) N23°50'02"E A DISTANCE OF 368.43 FEET; (7) N50°52'10"E A DISTANCE OF 152.23 FEET; (8) N77°59'59"E A DISTANCE OF 137.20 FEET; (9) S88°37'03"E A DISTANCE OF 138.18 FEET; (10) N69°16'43"E A DISTANCE OF 83.93 FEET; (11) N35°39'25"E A DISTANCE OF 137.82 FEET; (12) N83°22'23"E A DISTANCE OF 174.15 FEET; (13) S82°47'12"E A DISTANCE OF 92.81 FEET; (14) N77°02'77"E A DISTANCE OF 132.93 FEET; (15) N52°25'00"E A DISTANCE OF 112.92 FEET; (16) S83°37'32"E A DISTANCE OF 14.29 FEET; (17) S00°37'32"W A DISTANCE OF 211.48 FEET; (18) S89°50'17"E A DISTANCE OF 270.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 55°03'00" AND A CHORD BEARING S62°38'13"W A DISTANCE OF 166.37 FEET) AN ARC LENGTH OF 172.94 FEET; THENCE S35°06'43"W A DISTANCE OF 1004.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°47'06" AND A CHORD BEARING S17°43'10"W A DISTANCE OF 107.61 FEET) AN ARC LENGTH OF 109.28 FEET; THENCE S00°19'37"W A DISTANCE OF 245.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 16.5 AS DEDICATED BY RECEPTION NUMBER 3648053; THENCE N89°40'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1037.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,558,803 SQUARE FEET OR 35.785 ACRES, MORE OR LESS.

VICINITY MAP

SCALE 1" = 2000'

SCHEDULE B2 MINERAL RIGHTS EXCEPTIONS:

(PER LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO 63-0001885 C-2 DATED JUNE 29, 2009)

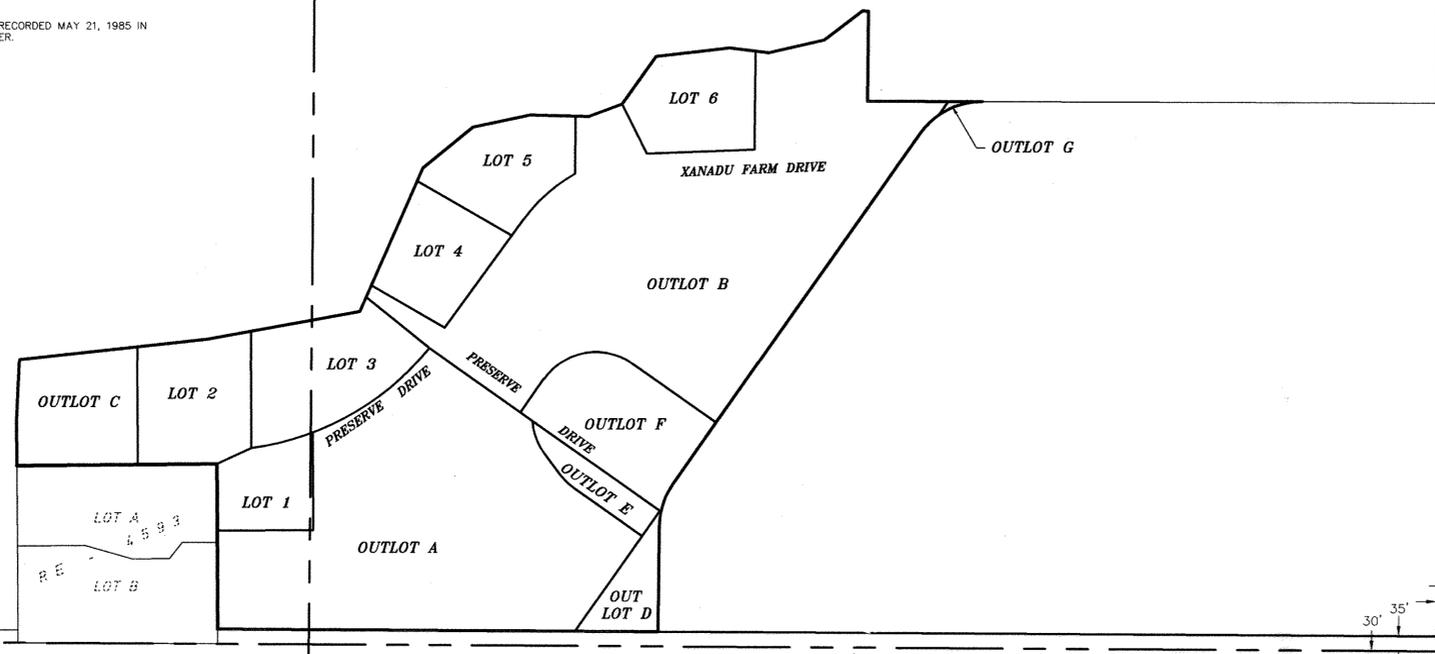
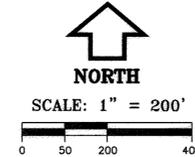
- OIL AND GAS LEASE BETWEEN MILTON H. NELSON AND HELEN C. NELSON AND THE ANSCHUTZ CORPORATION, INC. DATED AUGUST 15, 1970, RECORDED NOVEMBER 27, 1970 IN BOOK 636 AT RECEPTION NO. 1558072, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
 NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY AMCO PRODUCTION COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 21, 1977 IN BOOK 814 AT RECEPTION NO. 1736476 AND DECEMBER 2, 1977 IN BOOK 815 AT RECEPTION NO. 1737474.
- NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY NORTH AMERICAN RESOURCES CO., RECORDED AUGUST 2, 1991 IN BOOK 1306 AT RECEPTION NO. 2258380 AND APRIL 28, 1999 AT RECEPTION NO. 2690126.
- NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY BASIN EXPLORATION, INC., RECORDED SEPTEMBER 21, 1992 IN BOOK 1351 AT RECEPTION NO. 2304151, OCTOBER 16, 1992 IN BOOK 1355 AT RECEPTION NO. 2307271, NOVEMBER 24, 1992 IN BOOK 1360 AT RECEPTION NO. 2312067, DECEMBER 4, 1992 IN BOOK 1361 AT RECEPTION NO. 2313344 AND JANUARY 18, 1993 IN BOOK 1367 AT RECEPTION NO. 2318574, AND BY BASIN OPERATING CO. RECORDED JANUARY 27, 1993 IN BOOK 1368 AT RECEPTION NO. 2319618, FEBRUARY 22, 1993 IN BOOK 1371 AT RECEPTION NO. 2322579 AND JUNE 8, 1993 IN BOOK 1386 AT RECEPTION NO. 2336158.
- NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS RECORDED JANUARY 27, 2000 AT RECEPTION NO. 2746647.
- NOTE: NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED DECEMBER 18, 2000 AT RECEPTION NO. 2813720.
- AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OF THE OIL, GAS, CASINHEAD GAS, AND OTHER HYDROCARBONS IN, UNDER AND THAT MAY BE PRODUCED FROM SUBJECT PROPERTY, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO PROSPECT FOR, DRILL FOR, AND REMOVE THE SAME, AS CONVEYED TO MARTHA A. WILLIAMS BY MILTON H. NELSON AND HELEN C. NELSON IN DEED DATED NOVEMBER 1, 1978 AND RECORDED NOVEMBER 27, 1978 IN BOOK 852 AT RECEPTION NO. 1773755, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- RESERVATIONS MADE BY MILTON H. NELSON AND HELEN C. NELSON, AS DESCRIBED IN DEED RECORDED MAY 21, 1985 IN BOOK 1070 AT RECEPTION NO. 2010552, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

NOTES:

- BASIS OF BEARINGS: ALL BEARINGS ARE GEODETIC GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1927. THE BASIS OF GRID BEARING IS THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 29 (A STANDARD 2.5" ALUM. CAP) AND THE EAST QUARTER CORNER OF SECTION 29 (A STANDARD BLM BRASS CAP). THAT BEARING BEING: N89°40'23"W.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE "A", AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C DATED SEPTEMBER 28, 1982. ZONE A: AREA OF 100-YEAR FLOOD.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS OF THE LUC WILL BE A CONDITION TO ISSUANCE OF A FINAL CO FOR ANY CONSTRUCTION WITHIN THE MINOR SUBDIVISION LOTS.
- OUTLOTS A - G ARE DESIGNATED AS OPEN SPACE / AGRICULTURE AND ARE NOT SUBJECT TO FURTHER SUBDIVISION AND RESIDENTIAL USE.
- WITHIN THE EARLIER OF FIVE (5) YEARS OF RECORDING THIS PLAT, OR NINETY (90) DAYS OF ANY TRAFFIC STUDY SHOWING MORE THAN 60 ADTS GENERATED BY THE MINOR SUBDIVISION, OWNERS OF SUBDIVISION LOTS SHALL ENTER INTO AN MOAPI WITH THE TOWN THAT ADDRESSES THE COLLECTOR STREET/INTERSECTION IMPROVEMENT REQUIREMENTS OF THE LAND USE CODE.
- AMENDED SURFACE USE AGREEMENTS: KERR-MCGEE WAS RECORDED 11/4/2009 AT REC # 3657715 KAUFMAN WAS RECORDED 01/04/2010 AT REC # 3688149
- 8 FOOT NON-EXCLUSIVE UTILITY EASEMENT ALONG THE FRONT AND REAR OF LOTS 1-6 AND AROUND THE PERIMETER OF OUTLOTS A, B, C & F.

95° WITNESS CORNER
 FOUND 2.5" ALUM. CAP
 ZBS LS 11434 PER
 MONUMENT RECORD
 DATED 10/21/94

NE COR. SEC 29
 FOUND BLM BRASS
 CAP PER MONUMENT
 RECORD DATED
 10/19/98



WEST 1/4 CORNER SECTION 29
 FOUND 2.5" ALUM. CAP
 PETER A. BRYANT LS
 20673 PER MONUMENT
 RECORD DATED 9/18/95

N89°40'23"W 5347.15'
 (BASIS OF BEARINGS)

WELD COUNTY ROAD 16.5
 (65' RIGHT-OF-WAY)

E 1/4 COR. SEC 29
 FOUND BLM BRASS
 CAP PER MONUMENT
 RECORD DATED
 10/19/98

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF February, A.D., 2010.

Pamela Ray
 MANAGER, PAMELA RAY
 HAUCK PRESERVE AT IDAHO CREEK, LLC

Steve Stork
 FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS

STATE OF COLORADO)
) ss
 COUNTY OF WELD)

STATE OF COLORADO)
) ss
 COUNTY OF WELD)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS 9th DAY OF February, 2010

WITNESS MY HAND AND SEAL Pamela Ray

MY COMMISSION EXPIRES 01/31/2011

Jan S. Mahaffey
 NOTARY PUBLIC

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS 9th DAY OF February, 2010

WITNESS MY HAND AND SEAL Steve Stork

MY COMMISSION EXPIRES 2/15/2011

Jan S. Mahaffey
 NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE OF APPROVAL:
 APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2009-024-C ON THE 15TH DAY OF SEPTEMBER, 2009.

Jeff Roehrig
 JEFF ROEHRIG, CHAIRMAN

Kathy Larson
 KATHY LARSON, PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:
 THIS FINAL PLAT MAP OF THE HAUCK PRESERVE MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1023 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON OCTOBER 13TH, 2009. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS HEREOF FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTIONS OF IMPROVEMENTS BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE CONDITIONS, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

Eric E. Doering
 ERIC E. DOERING, MAYOR

Nanette S. Fornoff
 NANETTE S. FORNOFF, TOWN CLERK

SURVEYOR'S STATEMENT:
 I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

John P. Ehrhart
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 PRESIDENT, INTEGRAL SURVEYING, INC.
 P.O. BOX 930, ERIE, COLORADO 80516
 (303) 828-3340

REGISTERED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. #29414

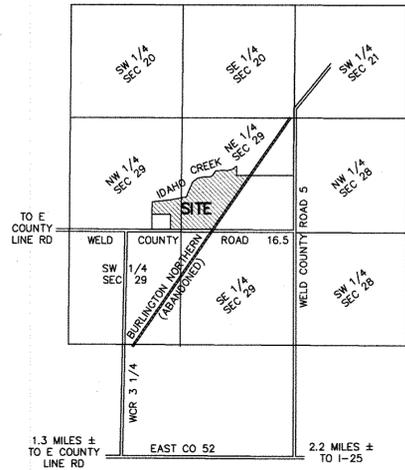
ADDRESS PLAT

HAUCK PRESERVE MINOR SUBDIVISION

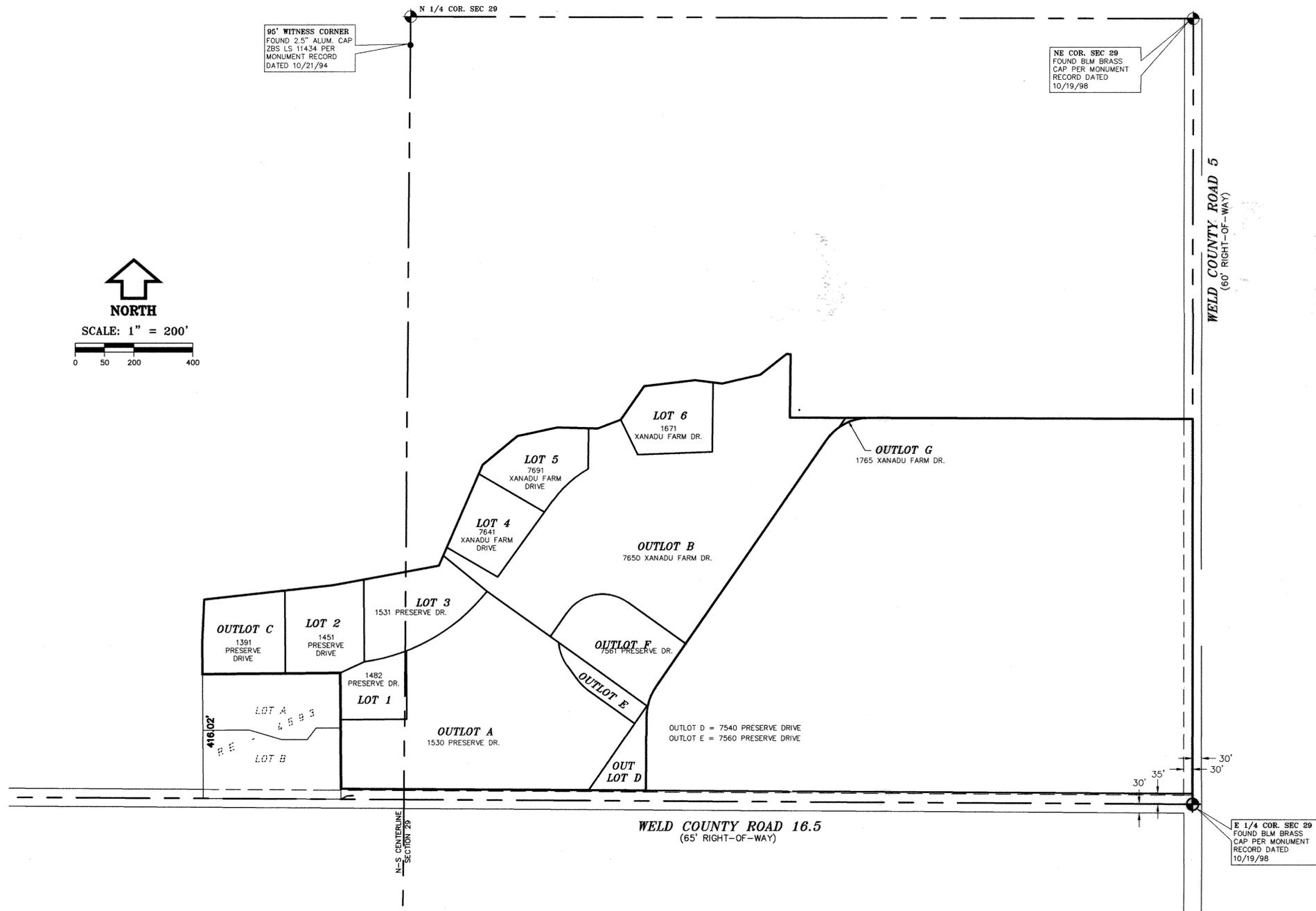
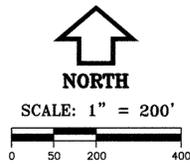
TO THE TOWN OF FREDERICK, COLORADO
LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

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VICINITY MAP
SCALE 1" = 2000'

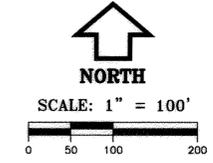
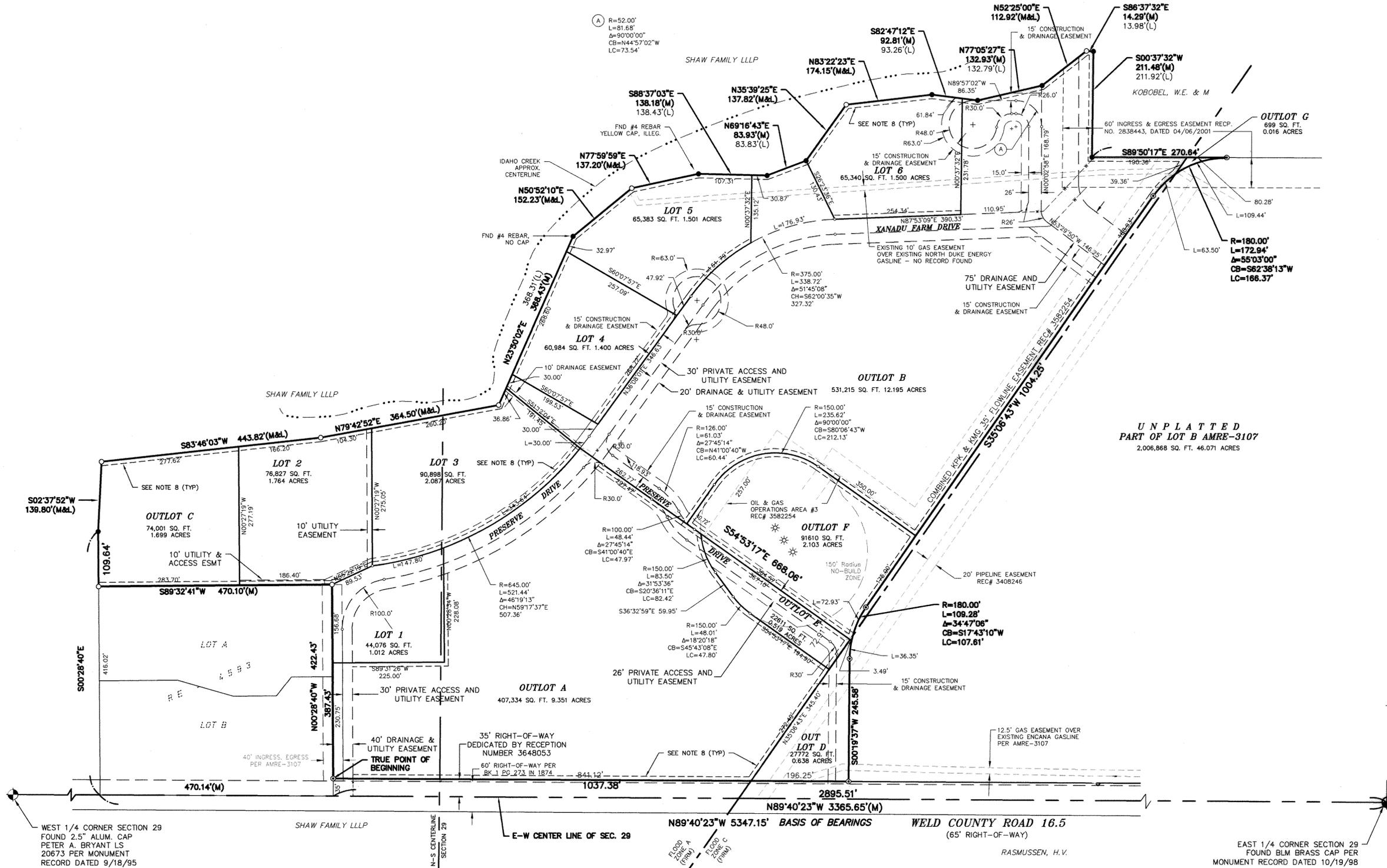


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DATE:	01/29/2010
DRAWN BY:	SRA
PROJECT:	S085020

FINAL PLAT
HAUCK PRESERVE MINOR SUBDIVISION
 TO THE TOWN OF FREDERICK, COLORADO
 LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,
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 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

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- LEGEND**
- ⊕ - PUBLIC LAND MONUMENT AS DESCRIBED
 - - FOUND #4 REBAR, YELLOW CAP M. SCHEAR, LS 18475 (UNO)
 - - FND #5 REBAR W/ PLAS. CAP EHRHART, LS 29414
 - ⊙ - SET #5 REBAR W/ PLAS. CAP EHRHART, LS 29414
 - - - - - EXISTING WATER EASEMENT RECORDED 8/31/09 AT REC. 3645785
 - * - GAS WELL LOCATION

WEST 1/4 CORNER SECTION 29
 FOUND 2.5" ALUM. CAP
 PETER A. BRYANT LS
 20673 PER MONUMENT
 RECORD DATED 9/18/95

EAST 1/4 CORNER SECTION 29
 FOUND BLM BRASS CAP PER
 MONUMENT RECORD DATED 10/19/98

 Integral Surveying Mapping the Future P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 • FAX: (303) 828-3418 www.integralsurveying.com www.coloradoolta.com	PAGE NO.	2 OF 2
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